



PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
The Orchard Lake Estates Homeowners' Association, Inc.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Fort Bend §

1. Name of Subdivision: Orchard Lake Estates
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: The Orchard Lake Estates Homeowners' Association, Inc.
4. Recording Data for Association: Plat Map for Section One is recorded under File No. 2001020713.

Plat Map for Section Two is recorded under File No. 20040140.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and restrictions for Orchard Lake Estates is recorded under File No. 2001 052917.

First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Orchard Lake Estates is recorded under File No. 2001 073505.

Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Orchard Lake Estates is recorded under File No. 2002027673.

Third Amendment to the Declaration of Covenants, Conditions, and Restrictions for Orchard Lake Estates is recorded under File No. 2002036913.

Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Orchard Lake Estates is recorded under File No. 2005007490.

Variance of Side Lot Line Setback as to Lots 133 and 134, Block 2, Section 1, Orchard Lake Estates if filed under Document No. 2002043459.

Variance of Rear Setback as to Lot 18, Block 5, Section 1, Orchard Lake Estates is filed under Document No. 2002009173.

Variance of Rear Setback as to Lot 24, Block 5, Section 1, Orchard Lake Estates is filed under Document No. 2002031240.

Variance of Rear Setback as to Lot 38, Block 7, Section 1, Orchard Lake Estates is filed under Document No. 2002031241.

Variance of Rear Setback as to Lots 6, Block 6, Section 1, Orchard Lake Estates is filed under Document No. 2002009174.

Supplemental Amendment to Declaration of Covenants, Conditions, and Restrictions for Orchard Lake Estates, Section Two is filed under Document No. 2005012780.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Articles of Incorporation for Orchard Lake Estates are filed under Document No. 2011124385.

First Amendment to the By-Laws of Orchard Lake Estates is filed under Document No. 2007054887.

Second Amendment to the By-Laws of Orchard Lake Estates is filed under Document No. 2014049037.

Assessment Notice for Orchard Lake is filed under Document No. 2001089460.

Orchard Lake Estates Builder Guidelines is filed under Document No. 2011124372.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:

- 1 business day = \$110.00 / 3 business day = \$85.00
- Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

The Orchard Lake Estates Homeowners' Association, Inc.

By: Shelby Welch
 Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Orchard Lake Estates Homeowners' Association, Inc., on
 behalf of said association.

[Signature]
 Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

